



Planning Report

Date: May 28, 2026

Report No: RPT – 0231 – 26

To: Jeremy Vink, Director of Planning
From: Dan Namisniak, Manager of Development Planning
Application Type: Zoning By-Law Amendment (Removal of Holding)
Application No: ZBH1-26-DN
Legal Description: Nith Peninsula Subdivision, Paris (Phase 2)
Blocks 216, 217, 218, 220, 221, 223, 224, and 225, Plan 2M-I 988, and Part of Lots 31 and 32, Concession 1, and Part of Miscellaneous Gore, Fronting Lots 31 and 32, Geographic Township of South Dumfries., County of Brant
Agent / Applicant: MHBC Planning
Owner: Losani Homes (Paris) Ltd
Subject: Request for decision related to a Planning Application.

Application Details

The purpose of this report is to provide planning staff's recommendation regarding the request to remove the Holding (H) provision from the zoning of the subject lands.

Zoning By-Law Amendment ZBH1-26 requests the removal of the Holding Provision (h) from a portion of the subject lands located within the Nith Peninsula Subdivision to facilitate the registration of lands within Phase 2. The portion of the lands subject to the removal of the holding are identified on the 'Schedule A' mapping attached to this report.

Staff have completed a review of the application in accordance with Section 36 of the Planning Act, applicable municipal policies, and the conditions established at the time the holding was applied.

Background

The Zoning By-law Amendment application (County File No. 16-09/SS) and Plan of Subdivision Application (County File No. PS1-10/SS and PS2-10/SS) was subject to Local Planning Appeal Tribunal (LPAT) approval, subject to the fulfillment of the Conditions of Draft Plan Approval. The Nith Peninsula Subdivision Phase 1 is registered as 2M-1988. The remaining portion of the subdivision is split into two remaining phases (Phase 2 and Phase 3).

The Holding (H) provision was applied to the lands to ensure that development would not proceed until specific requirements were satisfied. These requirements relate to matters such as servicing, access, environmental clearance, or completion of supporting studies prior to registration of subsequent phases.

Planning Analysis

Planning Act

The request has been processed in accordance with Section 36 of the Planning Act.

Provincial Planning Statement – 2024

The recommendation **is consistent** with the policies of the *Provincial Planning Statement* as it relates to the previously approved Plan of Subdivision and Zoning By-law Amendment facilitating residential development within the Primary Urban Settlement Boundary on full municipal services.

Brant County Official Plan (2023)

*Schedule 'A' Land Use Designation: **Neighborhoods, Open Space, Natural Heritage***

*Settlement Area: **Primary Urban Settlement Area of Paris***

In accordance with Official Plan - Part 6, Section 2.27 & 2.2.8, the passing of By-Law 16-26 & 17-26 (OPA3-A-25) establish framework for alternative measures for public engagement framework and amendment to delegated authority to Staff for limited planning related decisions.

The recommendation **conforms to** the policies of the *Official Plan* as it relates to land use, design, servicing availability and servicing allocation.

Zoning By-Law 61-16:

The application proposes to amend the present zoning to remove the Holding Provision (*h*) from the Residential Singles - 42 (*R1-42*), Residential Singles & Semis - 37 (*R2-37*), Residential Multiple Low Density - 35 (*RM1-35*), & Open Space-2 (*OS-2*), as outlined on the Schedule 'A' Mapping included with this By-Law.

Technical Circulation

Technical review by various departments has been completed as part of engineering submissions required to clear conditions of approval of the Plan of Subdivision. The review confirms that the necessary technical conditions related to engineering have been met and administrative requirements associated with the Development Agreement are being finalized.

Public Consultation

Notice of this application has been provided in accordance with the *alternative measures* for public engagement authorized under By-law 17-26 (OPA3-A-25). A copy of the public notice is attached to this report.

- A Notice of Intent to pass this by-law was posted for a 20-day period on the County's *Active Applications* webpage on April 30, 2026.
- No public meeting is required for this application.
- At the time of writing this report, no public comments have been received.
- A Notice of Passing will be posted on the County's *Active Applications* with notice of the decision.

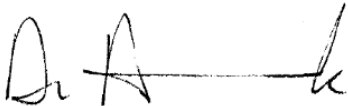
Recommendation & Decision

THAT **ZBH1-26**, submitted by MHBC Planning, Agent on behalf of the Losani Homes (Paris) Ltd, Owners, of lands legally described as Blocks 216, 217, 218, 220, 221, 223, 224, and 225, Plan 2M-I 988, and Part of Lots 31 and 32, Concession 1, and Part of Miscellaneous Gore, Fronting Lots 31 and 32, Geographic Township of South Dumfries, County of Brant, proposing to amend Comprehensive Zoning By-Law 61-16 for the County of Brant by amending the present zoning to remove the Holding Provision (*h*) from the Residential Singles - 42 (*R1-42*), Residential Singles & Semis - 37 (*R2-37*), Residential Multiple Low Density - 35 (*RM1-35*), & Open Space-2 (*OS-2*), as outlined on the Schedule 'A' Mapping included with this By-Law, **BE APPROVED**.

AND THAT the reasons for approval are as follows:

- a) All conditions associated with the Holding (H) provision have been satisfied. Removal is appropriate, consistent with applicable planning policy, and required to facilitate development in accordance with the accepted phasing strategy and imminent registration of the Plan of Subdivision.

Prepared by:



Dan Namisniak

Manager of Development Planning

*THAT the Application be **APPROVED**, for the reasons outlined in the recommendation, and that the Mayor and Clerk be directed to sign the authorizing bylaw as attached, and that the bylaw be numbered accordingly.*



Jeremy Vink, Director of Planning

This decision is in accordance with and authorized by the delegated authority By-law 16-26 (OPA3-A-25).

Attachments

1. Notice of Intent
2. Draft By-Law

Reviewed By

1. Jeremy Vink, Director of Planning

Copied To

1. Nicole Campbell, Secretary Treasurer of the Committee of Adjustment
2. Applicant/Agent/ Owner